

TOWN OF UNION

PLAN COMMISSION MEETING

Minutes for August 31, 2006

The Town of Union Plan Commission met on Thursday, August 31, 2006 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI. The special meeting was called to order at 7:00 p.m. by Chairman Alvin Francis.

Present: Alvin Francis, Mike Exum, Kim Gruebling, Doug Zweizig, Marty Johnson, Rich Templeton, and Eric Larsen. Bob Fahey Building Inspector

Absent: None

Approval of August 10, 2006 meeting minutes

Doug Zweizig moved to approve the August 10, 2006 minutes. Marty Johnson seconded. Approved by unanimous vote.

North Prairie Production Question & Answers

Randy Kyle, a consultant for Landmark Services provided information on the development plans for the bio-diesel plant on Cty Rd. M. The City of Evansville plans to annex the proposed land of the building site along with the grain facility. The City of Evansville also plans to provide a TIF District as incentive to North Prairie Production to locate in Evansville.

Chairman Schneider noted that Ag TIFS are available and that this could be made available to North Prairie Productions. The estimated water usage is <100 gallons/hr for the fuel but a maximum 100 gallons/minute is needed for the boiler operation. Landmark is also researching a new soybean crushing facility. A footprint of 12 acres is expected. Kendall estimates a loss of \$7,000 in taxes if Landmark and the grain facility were to be annexed.

Estimate of over 100 jobs will be added for the plant.

Randy Kyle noted that the truck terminal will stay in the Township as a positive and the disadvantage to the town is the \$7,000 loss in tax revenue.

PUBLIC HEARING: Conditional Use Permit review and extension for Ralph Knasinski 16409 W. Holt Road, Evansville, WI 53536 to conduct a gunsmithing business at his residence with the stipulation that there be no buying or selling of firearms at the site and that stained glass and architectural design work could also be conducted in his residence. It is understood that there shall be no firing of firearms related to the business at this location.

Public Hearing opened at 7:50 p.m. Ralph spoke about his intent. Public Hearing closed at 7:58 p.m.

Rich Templeton moved to approve a conditional use permit for Ralph Knasinski, 16409 W. Holt Road, Evansville, WI 53536 to conduct a gunsmithing business and home design and stained glass business at his A3 residence with the stipulation that there be no buying or selling of firearms at the site. It is understood that there shall be no firing of firearms related to the business at this location. This permit is to be reviewed by the Town Board at a public hearing to be held at the August, 2009 Plan Commission meeting. Upon review, the Plan Commission

can extend the permit or deny extending the permit based on performance criteria stipulated in the permit and any other issues brought to the attention of the Plan Commission. Failure to request board review prior to the review date will void this Conditional Use Permit and cause the party to fully reapply for a new conditional use permit. This conditional use permit is non-transferrable.

Second by Kim Gruebling. Motion passed by unanimous roll call vote.

PUBLIC HEARING: Conditional User Permit for Gary & Karen Larson at 9123 N. Territorial Road, Evansville to sell agricultural products not produced on an A2 parcel of land.

Public Hearing opened at 7:59 p.m. Gary and Karen stated their intent to buy the Enchanted Garden business. They require a conditional use permit to continue to be able to sell agricultural products and products produced on the A2 parcel. Public hearing closed at 8:02 p.m.

Motion by Kim Gruebling to grant a conditional use permit for Gary & Karen Larson at 9123 N. Territorial Road, Evansville to sell agricultural and agricultural related products not produced on the A2 parcel of land and that the Plan Commission review the permit with a Public Hearing in one year. Upon review the Plan Commission can extend the permit or deny extending the permit based on performance criteria stipulated in the permit and any other issues brought to the attention of the Plan Commission. Failure to request Plan Commission review prior to the review date will void the Conditional Use Permit and cause the party to fully reapply for a new Conditional Use Permit. This conditional use permit is non-transferrable. Second by Mike Exum. Motion passed by unanimous roll call vote.

Land Use Scoring Sheet for 1-4 Homes

Motion by Eric Larson to approve the Land Use Scoring Sheet for 1-4 Homes with recommended changes and title change to Land Use Scoring Sheet for 1-4 Homes (Minor Land Division). Second by Mike Exum. Motion passed by unanimous voice vote.

Land Division Ordinance, Subdivision Ordinance, and Zoning Ordinance modifications

Motion by Marty Johnson to approve the the Land Division Ordinance as is with the understanding to send changes to the Town Board by Sept 7th. Rich Templeton second. Motion passed by unanimous roll call vote.

Review Language for Method and Guide for Controlling Growth

No action taken.

Randy Shotliff Request for Input on Development on NE corner of Territorial Rd and Cty M

Randy Shotliff who owns the property on the NE corner of Territorial and Cty M is seeking input from the Plan Commission on the feasibility of an entertainment center development at this site.

Kim moved to discuss what would be included in a preliminary information type hearing of such type at the next Plan Commission meeting. Second by Mike Exum. Motion approved by unanimous voice vote.

Motion to adjourn Kim Gruebling. Second by Eric Larson. Meeting adjourned at 10:00 p.m

Linda O'Leary, Clerk (882-5900)